

Date: 6 March 2025
Application: 250467



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Highways,

Full Planning Approval Consultation

Application Number: 250467

Applicant: Mr Paul Garner

Site Address: 299 Wokingham Road, Earley, Wokingham, RG6 7DU

Parish: Earley

Grid Reference: Easting - 475260, Northing - 171796

Type of Development: Minor All other developments

Proposal: Full application for the proposed change of use of the land to allow installation of caravan for residential use, demolition of existing house, construction of front wall and gates and extension of existing dropped kerb. (part-retrospective)

Case Officer: Claire Moore

Development Management has received the above application and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 250467. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	AC		
Service	WBC Highways	App No:	250467
Address:	299 Wokingham Road, Earley, Wokingham, RG6 7DU.		
Proposal:	Full application for the proposed change of use of the land to allow installation of caravan for residential use, demolition of existing house, construction of front wall and gates and extension of existing dropped kerb. (part-retrospective)		
Type of Development:	Minor All other developments		
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☒ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

Highways has no objection to the demolition of the existing dwelling and provision of a caravan.

A329 Wokingham Road is a classified road. The applicant will need to obtain separate consent from the councils Traffic Management team (TM) for any amendments to the dropped crossing. Initial enquires with TM have indicated a preference to utilise the existing access and dropped crossing onto Wokingham Road. Highways request that the proposed boundary wall and gates details are revised to accommodate this.

TM would not support any extension of the dropped crossing. Should the applicant wish to pursue a more centralised access, this will require part of the existing dropped crossing to be reinstated to full height kerbs. In addition, due to a utilities cover in the footway, the applicant will need to seek permission from the relevant utilities company to alter this. It is advised that this takes place prior to issuing any planning consent as approval might not be forthcoming.

Should the principle of a new centralised access be agreed, Highways DC recommend that this be surfaced with a hard bound material for a distance of 10.0m from the edge of carriageway.

In respect of the proposed boundary wall and gates. Highways request a revised plan which provides pedestrian visibility splays of 2.0m x 2.0m either side of the

access, measured to the back edge of the footway. The area within the visibility splays shall be clear of obstructions exceeding 0.6m in height and this will require amendments to the proposed wall.

The proposed gates shall be set back a minimum distance of 5.0m from the edge of the carriageway. Clarification is sought on whether the gates are to be automated.

Date:	10/3/25	Signed:	AC
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